

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
7 pm, Thursday, March 23, 2023
(Meeting conducted virtually via Zoom)

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absence (Board Year)
Jeffery Heden	CV Voting District 1	X		
Barry Schultz, Vice Chair	CV Voting District 2	X		0
VACANT	CV Voting District 3			2
Debbie Lokanc	CV Voting District 4	X		0
Frisco White, Chair	CV Voting District 5	X		1
Breda Nicolas	CV Voting District 6	X		0
VACANT	CV/PHR Business			
Allen Kashani, Secretary	CV/PHR Developer	X		2
VACANT	CV/PHR Property Owner			
VACANT	CV/PHR Property Owner			
Michelle Strauss	PHR D1	X		1
Adam Fox [to be seated at April 2023 meeting]	PHR D2			
Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		0

B. APPROVAL OF MINUTES

Jeffrey Heden motioned to approve the minutes, seconded by Debby Lokanc and the minutes were approved (5-0-0).

C. CONSENT AGENDA

None.

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed. Presentations are limited to 2 minutes or less.

Jill McCarty provided a handout and identified that she is asking for support from the Board and public officials to resolve a trail connection issue in Arroyo Sorrento. Jill’s concern was that development of a property was approved in 2015 without a condition of approval for trail access across the property. Jill mentioned the trail has been used by the for many and Jill provided documentation dating back to 1994 identifying history of the trail as discussed with public officials and City staff. Jill mentioned that if access isn’t provided then the Arroyo Sorrento community won’t have access to trails connecting to the Carmel Valley Restoration Enhancement Project (CVREP) trail. Jill also noted that the property owner indicated there would be access over the property. Jill further commented that the trail easement would be within conservation easement area. Chair White asked the Board if there are any objections adding the item to the next Board meeting agenda and asked Jill for any written documentation of the promise of a trail by the applicant, which Jill indicated was verbal. The Board was in support of reviewing the matter at the next meeting.

A resident provided an update on the widening of El Camino Real within the San Dieguito River Park Plan.

Carmel Valley resident Kris Gotta who also works at Canyon Crest Academy expressed concern for not having bike lanes on Village Center Loop Road. It was noted that the City indicated they will do an evaluation, and that there is a conflict between the Community Plan and City Bicycle Master Plan for bike lanes. Kris is asking for Board support for bicycle lanes. Emily Lynch from Councilmember Joe La Cava’s office identified that the Planning Department and the Transportation Department would need to resolve the parking which is taking space for potential bike lanes.

E. ANNOUNCEMENTS

None.

F. WRITTEN COMMUNICATIONS

None.

G. ACTION ITEM (taken out of order)

Appointment of Breda Nicolas: Consider Chair’s request to confirm the appointment of Breda Nicolas to serve as the representative of Carmel Valley Voting District 6 (CV6) till such time that a resident of CV6 voices a candidacy to serve in that seat.

- Applicants – Chair White

Chair White asked for a motion to appoint Breda Nicolas to the Board. Debby Lokanc motioned to accept appointment of Breda Nicolas to Carmel Valley Voting District 6, seconded by Allen Kashani and Breda was seated after unanimous approval (7-0).

H. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)

No report.

I. COUNCIL DISTRICT 1 REPORT – Emily Lynch, Office of Councilmember LaCava

Emily Lynch provided a report and noted that there is a Carmel Valley townhall meeting April 3 at the Carmel Valley Library between 6:30-8AM.

J. MAYOR’S REPORT - Emily Platanesi, Office of Mayor Gloria

Chair White read a written report from Emily Platanesi that was shared with the Board. Chair White read some of the items from Emily’s report noted including a list of street lights included in a City work plan as follows:

1. 3085050 - 2244 Carmel Valley Rd. – Will add to workplan, staff to address by 4/20.
2. 3430426 - 5536 Old Carmel Valley Rd. - Will add to workplan.
3. 39162595 - Portofino Dr. (between Carmel Valley Rd./Mango Drive) - Will add to workplan, staff will address by 4/20.
4. 3135448 - 14269 Mango Dr - Lighting components are obsolete meaning, these lights are no longer supported and made. We will need to investigate and explore options for next steps.
5. 3953502 - 2483 Mango Way - Same as 4
6. 3608264 - 2521 Mango Way - Same as 4
7. 3138056 - 14261 Mango Dr - Same as 4
8. 3946614 - 14085 Mango Dr – Same as 4

There was mention that mayor has taken a trip to Sacramento for Senate Bill 43. Regarding infrastructure it was noted that one of the indicators of street resurfacing is the overall street repair index, and the ‘OCI’ scores for various segments will be available this fall.

K. COUNTY SUPERVISOR’S REPORT – Office of Supervisor Lawson-Remer

No report.

L. Rik Hauptfeld – Office of Assembly Member Brian Maienschein

No report.

M. STATE SENATE REPORT – Cole Reed, Office of State Senator Toni Atkins

Cole Reed provided a report. This year Senator Atkins selected Dr. Toluwalase Ajayii for *Woman Making Herstory* for this year.

Chair White asked about Senate Bill 43 and it was noted that the bill proposes to provide health treatment to homeless. O. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters

N. INFORMATION AGENDA:

1. PHR Branch Library: Project status update at major points of construction as needed.
 - Applicants - Zina Rummani, City of San Diego

No report.

O. Action Agenda

1. Traffic Light in N10: Consider request of neighborhood to install a traffic light at the intersection of Carmel Country Road and Derrydown Lane.
 - Applicants - Mark Goldberg

Mark Goldberg presented and advocated for a traffic light at the intersection of Carmel Country Road and Derrydown Lane, which is currently a four-way stop. Mark indicated that he spoke to 38 households and 33 of the 38 households were in support of a traffic light, whereas five households supported a flashing light instead. It was noted that some residents expressed support for a roundabout.

Chair White asked if the City has done a study for a signal, and it was noted that the City does a study every two years. Two studies of note indicated that a traffic signal wasn't warranted. It was noted that one accident was formally identified in the last 5-years whereas Mark as a resident near the signal noted that he recalls at least five accidents.

Vic Wintriss indicated his support for a traffic circle. Michelle Strauss also supported a traffic circle after indicating her support also for a signal. Vice Chair Barry Schultz indicated that there should be a stop sign/stop light meeting with the City, and Barry identified his concern about needing to have a broader conversation about a more comprehensive study by the City.

Carmel Valley resident Mike Hayes voiced his opposition to a signal, and Mike noted that the signal would be the fifth traffic light in 0.5 miles. Mike identified that there is a signal at Cloverhurst that doesn't seem to be needed. Emily identified that she will look into the matter and will get additional information.

2. Stop Sign: Consider the request of neighborhood residents to install a stop sign at the intersection of Ashley Falls Drive and Pearlman.
 - Applicants – Shelby Leuin

Laurie Altschul, part of an organized presentation and representing 200 members of the community presented and identified that a stop sign at existing crosswalks at the intersection of Ashley Falls Drive and Pearlman is needed to address the ongoing vehicle

conflict. Laurie provided history including mention of City traffic studies that were done outside of school hours and of which did not accurately represent accident history. Shelby Leuin also presented as part of the organized presentation and Shelby introduced photos including a photo a traffic sign knocked over by a vehicle. Shelby mentioned that if the City traffic study had included two accidents evidenced from the photos, requirement for stop signs would have met with a point score of 20. It was also noted that a survey was distributed to residents, with 94% of 194 respondents supporting the stop signs.

Valerie Schornstein, PTA President and part of the organized presentation also presented and noted that the first traffic study was done during Spring break. Chair White asked Emily how the Traffic Department determines when to do the studies and there was some belief that the study timing is at random. Valerie ended the presentation noting that they are asking for support and they are willing to put the work in.

Chair White noted that they need 20 points whereas they are at 16. The applicant noted that the issue is that the study wasn't done during school hours and is missing actual accident history. Chair White also asked about the possibility of a flashing beacon instead of stop signs however Valerie noted that the desire is to cause people to stop.

Vic Wintress indicated that he is against stop signs because people don't stop at stop signs and Vic expressed preference for beacons or preferably stop light. Michelle Strauss indicated at the very least a stop sign should be provided with a traffic signal being later a long term solution, to address the problem with speeding behavior. Michelle indicated that she would like to convene a meeting with all of the stakeholders including the City and School Districts.

Jeff Heden indicated appreciation for the presentation but also about concern for daycare turnout areas that didn't appear safe to him. Jeff did look at the Council Policy indicating it was based on ADT.

Vice Chair Shultz voiced that the parents driving behavior are the cause and that we need to have conversations with the parents.

Chair White indicated he is not supportive of a stop sign but would support flashing beacons.

Michelle Strauss Moved to support the request from the neighborhood to provide the stop signs at the intersection of Ashley Falls Drive and Pearlman, seconded by Chair White and the motion passed (7-1)

3. Wireless Facility #1076104: Consider application by AT&T to provide a new wireless facility at 13340 Hayford Way, Grace Point Church.
 - Applicants – Tara Carmichael, MD7

Harold Thomas presented a proposal for a proposed wireless facility at 13340 Hayford Way, Grace Point Church. A 45' mono-broadleaf faux tree screened by neighborhood

foliage and trees is proposed. The site is surrounded by residential, recreational, and educational and open space uses. Harold explained that a broadleaf tree helps the applicant use existing foliage without causing any visual impairment. Harold provided maps explaining how coverage is improved with the proposal. It was also noted that the tower will also benefit First Responders that use “Firstnet” network technology.

Chair White asked what the broadleaf tree looks like. The applicant provided a drawing cut sheet identifying the elevation.

Chair White also asked about co-location. The applicant responded that AT&T encourages co-location.

During discussion the applicant noted that they are asking a variance to go to 45-feet which is beyond the 35-foot height limit. They indicated that they were able to justify the height to the City looking at the coverage maps. It was also noted during discussion that the visual simulations were not accurately reporting the height.

Vic Wintress motioned to approve the project, with a second by Vice Chair Barry Schultz. However, the motion was rescinded to allow the applicant to return at a future meeting with an accurate visual simulation. The applicant agreed to return to the board next month with accurate visual simulations.

4. Board Elections: Announcement of election results for the following seats: CV3, CV4, CV6 appointment, CV Developer, CV/PHR Property Owner and PHR D2.
 - Applicants - Election Committee

Election results were announced with Debby Lokanc winning uncontested for Carmel Valley District 4 and Adam Fox winning uncontested for Pacific Highlands Ranch District 2.

Adam Fox introduced himself and mentioned that he has lived in Pacific Highlands Ranch since 2009 and has two kids, and that he and his wife have been PTA members at Solana Ranch.

It was noted that Dennis did not vote for himself and did not receive any votes. However, Dennis may be appointed in the future.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Next MAD meeting is April 4.

Emily will check with the Planning Department regarding timing for bylaws templates.

CPC – Barry is stepping down and will need a new appointment

Q. CHAIR's REPORT

Chair White indicated that he will be stepping down in October and asked the Board to consider the opportunity to be the Chair and Vice-Chair.

[Chair White announced the following candidates for board seats. Debbie Lokanc, CV4; Allen Kashani, CV Developer; Adam Fox, PHR D2; Dennis Svuberia, CV/PHR Property Owner and Breda Nicolas, CV6. Nicolas is a resident of San Raphael in CV5, but as permitted in the bylaws she is filling in until a resident of CV6 comes forward to represent that seat.]

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 9:20 PM.

NEXT MEETING:

Thursday, April 27, 2023, 7 pm Location TBD

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November, and December